

DRAFT 1
ENVIRONMENTAL PROTECTION BOARD
CITY OF STAMFORD
MINUTES OF THE AUGUST 20, 2015
REGULAR MEETING

Members Present:

Gary H. Stone, Chairman
Louis P. Levine, Member
Dr. Leigh Shemitz, Member
Bradford Spaulding, Alternate Member
Nathanial Bowler, Alternate Member

Members Not Present:

Richard Rosenfeld, Esq., Member
Stephen Wayne, Member
Ashley A. Ley, Alternate Member

Staff Present:

Richard H. Talamelli, Environmental Planner
Pam Fausty, Environmental Analyst

The Regular Meeting, which was called to order by the Chairman at 7:30 PM, was held in the Cafeteria, 4th Floor, Stamford, Government Center, 888 Washington Boulevard, Stamford, Connecticut, 06904-2152. The meeting was video recorded.

MINUTES

Minutes of the July 16, 2015 Regular Meeting of the Environmental Protection Board:

The Board considered the minutes of the EPB's July 16, 2015 Regular Meeting. No changes or alterations were recommended or discussed. Accordingly, upon a motion by Mr. Levine, the Board voted to **APPROVE** the Minutes of the July 16, 2015 Regular Meeting as presented.

In Favor:	Stone, Levine, Shemitz, and Spaulding
Opposed:	None
Abstaining:	None
Not Voting:	Bowler

APPLICATIONS AND PERMITS

#1503 – Spring Hill Lane North/High Ridge Road – Lot 6 – M. Mallozzi:

To construct a new single family dwelling, drive, drainage, septic, and other related facilities proximate to wetlands, watercourses, and open space/conservation areas situated in the drinking water supply watershed of the Rippowam River. The property lies along the east side of High Ridge Road, approximately 680 feet south of Laurel Road, and is identified as Lot 6, List 004-0244, Card E-230, Map 10, Block 217, Zone RA-2, and ±2.229 Acres. Access to the parcel is expected to be gained from the terminus of Spring Hill Lane North over an existing easement.

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Reference is made to an EPB Staff Memo, dated August 14, 2015.

In Attendance: John Mallozzi, P.E.
Maria Mallozzi

Discussion: Staff Member Fausty summarized the application for the Board. Ms. Fausty reported that the applicant proposes to construct a new single family dwelling, drive, drainage, septic system, well, pool and other related features on the subject property. This parcel supports wetlands, watercourses, and a small open water pond. The remainder of the site supports moderate to steeply sloping woodland, portions of which have been cleared for access and testing. It is noted that the wetlands, watercourses, pond and adjoining upland spaces of approximately fifty (50) feet in width are encumbered with a conservation easement established at the time of subdivision.

Ms. Fausty stated that the proposed site development plan generally conforms to the concept outlined at the time of subdivision with access to the centrally located dwelling gained over an easement from the terminus of Spring Hill Lane North. A well, subsurface sewage disposal system, drainage, and other related features have been sited along the edges of the building envelope based on soil testing, code limitations, and other factors. The project is expected to affect approximately 9,700 square feet of the wetland/watercourse setback and approximately 225 square feet of the Conservation Easement.

Ms. Fausty reported that pertinent development issues relating to water quality, drainage impact, and septic feasibility were addressed during the permit review process. To maintain/enhance water quality, the applicant provided sediment and erosion controls and drainage that includes an infiltration system and collection structures equipped with both deep sumps and bell traps. To attenuate potential impacts on drainage, the applicant has developed a storm water management plan consisting of catch basins, pipes, cul-tech rechargers and other related facilities. The project engineer has concluded that successful implementation of the drainage system will ensure that the construction can move forward with no adverse impact upon drainage and the adjoining properties. The Stamford Engineering Bureau has verified both the design and the conclusions of the applicant's drainage report. Soil testing was conducted, and the Stamford Health Department has endorsed issuance of a permit for a subsurface sewage disposal system for a four (4) bedroom dwelling. To mitigate potential development impacts and enhance the overall conservation values of the parcel, the applicant has supplied a mitigation plan consisting of stone demarcation features, conservation boundary markers, and buffer plantings. Ms. Fausty stated that although the quantities of the planting between the dwelling and regulated areas appeared sufficient, plan revisions are recommended to increase diversity.

In response to a question by Mr. Levine, Ms. Fausty reaffirmed that the Stamford Engineering Bureau had both approved the proposed drainage design and verified the conclusions of the drainage report.

Dr. Shemitz sought to clarify the location of the conservation boundary and confirm the scope and purpose of the anticipated conservation easement encroachment. In response, John Mallozzi, stated that that the plans have recently been revised to restore and better define the existing conservation boundary line, and that the anticipated encroachments would be limited to some minor grading associated with the site accessway.

John Mallozzi acknowledged the receipt of the Staff Agenda Summary Report, and offered no objection to the conclusions or recommendations contained therein.

Motion/Vote: Upon a motion by Mr. Levine, the Board voted to **APPROVE** EPB Permit Application No. 1503 with the conditions outlined in the EPB Staff Agenda Summary Report, dated August 14, 2015.

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In Favor: Stone, Levine, Shemitz, Spaulding, and Bowler
Opposed: None
Abstaining: None
Not Voting: None

#1504 – 540 Hoyt Street – Lots 9, 13, and 18 - Redniss and Mead, Inc. for Woodway Country Club:

To construct a pump house addition and implement other infrastructural improvements within the base floodplain and proximate to both wetlands and watercourses situated in the non-drinking water supply watershed of the Noroton River. The property lies along the west side of Hoyt Street, approximately 500 feet north of Woodway Road, and is identified as Lots 9, 13 and 18, Lists 002-5423, 002-5424 and 002-5425, Cards E-396, N-016Z, and N-018Z, Maps 71 and 79, Block 381, Zone RA-1, and \pm 53.3 Acres.

Reference is made to correspondence from Brian McMahon, P.E., Redniss and Mead, dated August 20, 2015.

In Attendance: None

Discussion: Mr. Stone acknowledged the receipt of correspondence from Brian McMahon, P.E., Redniss and Mead, dated August 20, 2015 withdrawing EPB Permit Application No. 1504 from further consideration.

Motion/Vote: None

#1511 – Skymeadow Drive and Mary Joy Lane – City of Stamford - Engineering Bureau, Skymeadow Drive Roadway and Drainage Improvements:

To install drainage and implement certain roadway improvements in/proximate to wetlands and watercourses situated in the non-drinking water supply watershed of Poorhouse Brook. The project affects both public and private properties in an area generally bounded by Skymeadow Drive to the north, Alma Rock Road to south, High Ridge Road to the east and Larkspur Road to the west.

Reference is made to an EPB Agenda Summary Report, dated August 14, 2015..

In Attendance: Derek Daunais, P.E., Rocco V. D'Andrea, Inc.

Discussion: Staff Member Talamelli summarized the application for the Board. Mr. Talamelli reported that the City of Stamford Engineering Bureau proposes to install drainage and implement certain roadway improvements in and proximate to wetlands and watercourses situated in the vicinity of Sky Meadow Drive and Mary Joy Lane. The project is proposed to remedy known drainage, flood, and erosion issues that impact both public roadways and private properties. Although most of improvement shall be confined to the existing pavement and rights of way, activities are expected to encroach in and proximate to wetlands and watercourses found in four (4) separate locations. The applicant reported that approximately 87 linear feet of watercourse, 780 square feet of wetlands, and 11,514 square feet of the non-watershed buffer, and shall be temporarily or permanently impacted by the project.

Mr. Talamelli stated that in projects of this sort, potential development concerns typically include direct resource impacts caused by poor planning and construction practice, alterations to existing drainage conditions, and water quality impacts caused by increased erosion/sedimentation.

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Mr. Talamelli noted that the applicant conducted a detailed drainage analysis of the 69.5 acre watershed linked to the project area. The analysis resulted in a determination that the two (2) existing culverts under Sky Meadow Drive remain “drastically undersized” and unable to convey the flows tributary to each structure during larger storm events. Overtopping and flooding is common. After careful study, the applicant determined to improve drainage conditions by replacing the existing pipes under the road with like-sized structures to mimic the historic conditions and flow rates downstream, and installing a new bypass drainage system to convey stream flows not accommodated by the new roadway culverts. The bypass, which will be generally constructed within the confines of both Sky Meadow Drive and Mary Joy Lane, will discharge to a point further down in the watershed to protect adjoining properties. Mr. Talamelli reported that the inlet to the bypass shall be elevated a minimum of six (6) inches above the level of the new, primary, roadway culvert to maintain a base flow within the existing stream channel. Other components of the project include the installation of new catch basins, pipes, manholes and curbing in roadways to better collect and manage storm water, the removal of accumulated silt and debris from existing stream channels, and addition of rip rap to piped outlets to stabilize the channel and mitigate potential velocity/erosion hazards. Based upon an analysis of the nine (9) post construction watersheds and six (6) identified points of concern, the engineer concluded that the project will alleviate flooding conditions along Sky Meadow Drive/Mary Joy Lane for storms up to a ten (10) year event, and will not adversely impact downstream resources or properties. Anticipated increases in flows immediately south of both new culvert crossings are attributed to a change in the type of pipe, and is considered to be minimal and acceptable by the project engineer. It was noted that alternative designs increasing the size of the primary culvert were investigated, but dismissed given the limitations posed by an existing water main, the elevation of existing stream bed, the anticipated depth of cover over the pipe, and the potential adverse impacts the larger culvert would have on the volume of runoff and downstream properties/structures.

To address water quality concerns, the applicant developed a temporary and permanent erosion and construction control plan, and provided for new drainage collection structures equipped with deep sumps and outlet controls to assist in the collection of sands, silts and debris prior to discharge.

To mitigate for the anticipated tree loss, stabilize the soil, and further the overall aesthetic and conservation values of the project area, the applicant has developed a planting plan that provides for the installation of several trees and shrubs along drainage inlets/outlets and in select areas bordering the street. In addition, fencing has been added to protect several of the larger trees expected to be maintained in the post-construction landscape.

Mr. Stone questioned the appropriateness of the submitted mitigation planting plan given the anticipated impacts of the development on vegetation in both regulated areas and along the street. Mr. Talamelli acknowledged that the planting plan requires further revision to better filter runoff, stabilize the soil, and restore/enhance wetland/watercourse function. Although several existing street trees shall be impacted, it is Staff's opinion that the planting should be concentrated along the proposed wetland/watercourse crossings given the absence of an adequate, plantable area along the pavement.

Dr. Shemitz noted that based on her own experiences, over salting/sanding and poor drainage maintenance are important issues in this area given the condition of adequate drainage and overall slope of the road. Mr. Talamelli noted that the improvements to the drainage system should result in a reduction of roadway icing and the necessity of repeated applications of salts/sands. As part of this permit application, channels shall be cleared of accumulated sediments, and the new catch basins shall be equipped with deep sumps and bell traps to assist in the collection of sands and debris prior to discharge. He noted that the City historically cleaned basins on a reported three (3) year cycle, but with the recent dedication to the MS4 program, the City has increased its maintenance efforts, clearing basins on a more frequent basis and reducing response times to reported failures. In this setting, additional measures such as basin inserts may prove to be ineffective, expensive, and beyond the maintenance proficiencies of City Staff.

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In response to questioning by Mr. Stone, Derek Daunais, P.E., confirmed the prior receipt of the Staff Agenda Summary Report, and offered no objection to the conclusions or recommendations contained therein.

Motion/Vote: Upon a motion by Mr. Levine, the Board voted to **APPROVE** EPB Permit Application No. 1511 with the conditions outlined in the EPB Staff Agenda Summary Report, dated August 14, 2015.

In Favor:	Stone, Levine, Shemitz, Spaulding, and Bowler
Opposed:	None
Abstaining:	None
Not Voting:	None

#1512 – 400 Wire Mill Road – Parcel 2A – N.L. Frydland:

To resurface a stone patio and construct a roofed enclosure proximate to wetlands and watercourses situated in the non-drinking water supply watershed of Rippowam River. The property lies along the north side of Wire Mill Road, approximately 200 feet west of Red Fox Road, and is identified as Parcel 2A, List 003-5514, Card N-021, Map 67, Block 377, Zone RA-1, and ± 1.0009 Acres.

Reference is made to an EPB Agenda Summary Report dated August 12, 2015.

In Attendance: Kenneth Frattaroli, PLS, E.J. Frattaroli, Inc.
Dario Palladino

Discussion: Staff Member Talamelli summarized the application for the Board. Mr. Talamelli reported that the applicant proposes to resurface a stone patio and construct a roofed enclosure proximate to wetlands and watercourses. The property currently supports a single family dwelling, gravel drive, septic system, well, and other related facilities, and is characterized by the presence of gently to moderately sloping woodlands, gently to moderately sloping manicured space, wooded and manicured wetlands, a narrow boulder strewn watercourse, and a small stone lined pond. Mr. Talamelli noted that the Board previously reviewed and permitted development proposals on this parcel.

The proposed addition, which lies along the eastern plane of the dwelling, is expected to lie no less than eight (8) feet to the mapped wetland and nine (9) feet to the pond in space that is currently occupied by an existing patio. No significant changes to the existing grade or drainage patterns are proposed. Land disturbance shall be limited to the removal of the existing patio surface and excavation of several sonotubes to support the proposed roof posts. All work shall be completed by hand. Although a few ornamental groundcovers may be lost or altered, no significant trees shall be impacted by the development. As reported by the applicant, approximately 300 square feet of the buffer shall be temporarily/permanently affected by the construction. To preserve water quality, a temporary/permanent erosion control and construction access plan has been developed. In addition, a planting plan has been provided to displace manicured lawn, filter runoff, and enhance the overall conservation values of the regulated areas. Many of the plants have substantial conservation value. Mr. Talamelli stated that the mitigation appeared appropriate and reasonable given the anticipated impacts of the development.

In response to a question posed by Dr. Shemitz concerning the proposed location of the materials stockpile area, Mr. Talamelli responded that the stockpile areas could certainly be moved to space more distant to the wetlands and watercourses. However, given the anticipated disturbance, a repositioning of the stockpile area may not be warranted.

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Kenneth Frattaroli acknowledged the receipt of the Staff Agenda Summary Report, and offered no objection to the conclusions or recommendations contained therein.

Motion/Vote: Upon a motion by Mr. Levine, the Board voted to **APPROVE** EPB Permit Application No. 1512 with the conditions outlined in the EPB Staff Agenda Summary Report, dated August 12, 2015.

In Favor:	Stone, Levine, Shemitz, Spaulding, and Bowler
Opposed:	None
Abstaining:	None
Not Voting:	None

#1513 – Chestnut Hill Road – Lot 1 – City of Stamford/Engineering Bureau – Chestnut Hill Park Drainage Improvement:

To construct storm drainage in and proximate to wetlands and watercourses situated in the non-drinking water supply watershed of Haviland Brook. The property lies along the south side of Chestnut Hill Road, approximately 350 feet east of Webbs Hill Road, and is identified as Lot 1, List 002-5896, Card S-003, Map 50, Block 377, Zone P, and ± 6.6 Acres.

Reference is made to an EPB Agenda Summary Report, dated August 13, 2015.

In Attendance: John Pugliesi, P.E., E.J. Frattaroli, Inc.

Discussion: Staff Member Fausty provided a brief overview of the permit application for the Board. Ms. Fausty noted that the City of Stamford, Engineering Bureau proposes to install drainage, regrade and implement other related improvements on both a section of Chestnut Hill Road and in Chestnut Hill Park. The purpose of the work is to help alleviate known flooding conditions that impact both the road surface and several private properties.

Ms. Fausty reported that the proposed system, which consists of two (2) new catch basins, piping, an end wall and rip rap outlet protection, will affect approximately 115 square feet of wetlands, 730 square feet of the wetland setback and 20 linear feet of watercourse. Concerns relating to water quality and drainage impact have been addressed by the applicant during the permit review process. Collection structures shall be equipped with deep sumps and bell traps to assist in the collection of silt and debris and a detailed construction and sediment and erosion control plan have been provided. The drainage system outfall has been armored to lessen the potential for channel erosion. The project engineer has verified that if constructed per the submitted design plans, flooding can be relieved without significant adverse impacts on drainage or adjoining properties. To displace a portion of the lawn in and adjoining wetlands, filter runoff and enhance the overall conservation values of the park, the applicant has provided an environmental planting plan consisting of numerous conservation-valued trees, shrubs and groundcovers. Ms. Fausty concluded that the plantings were appropriate for the site and circumstances of the application.

John Pugliesi, P.E, representing the City on this application, acknowledged the receipt of the Staff Agenda Summary Report noting that generally, he offered no objection to the stated findings and recommended conditions with the exception that references to a “performance surety” and “septic system” should be removed from Condition Number Four (4).

Motion/Vote: Upon a motion by Mr. Levine, the Board voted to **APPROVE** EPB Permit Application No. 1513 with the conditions outlined in the EPB Staff Agenda Summary Report, dated August 13, 2015 modified to strike references to a “performance surety” and “septic system.”

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In Favor: Stone, Levine, Shemitz, Spaulding, and Bowler
Opposed: None
Abstaining: None
Not Voting: None

#1515 – 51 Caprice Drive – Lot 60 – M. and L. Civitano:

To maintain a retaining wall and fill installed proximate to wetlands situated in the drinking water supply watershed of the Mianus River. The property lies along the cul-de-sac of Caprice Drive, and is identified as Lot 60, List 000-8134, Card N-042, Zone RA-1, Block 368 and ± 1.026 Acres.

Reference is made to an EPB Staff Memo, dated August 14, 2015.

In Attendance: None

Discussion: Mr. Stone acknowledged the receipt of the minimum information necessary to initiate the permit application review process for EPB Permit Application No. 1515.

Motion/Vote: Upon a Motion by Dr. Shemitz, the Board voted to **ACCEPT** EPB Permit Application No. 1515.

In Favor: Stone, Levine, Shemitz, Spaulding, and Bowler
Opposed: None
Abstaining: None
Not Voting: None

#1112 - 45 Ryan Street - Lot 34 - 45 Ryan Street, LLC:

To demolish an existing single family dwelling and construct a new commercial building, parking, drainage and other related facilities within the base floodplain of Springdale Brook and proximate to wetlands and watercourses situated in the non-drinking water supply watershed of Springdale Brook. The property is situated along the east side of Ryan Street, approximately 180 feet north of Camp Avenue, and is identified as Lot 34, List 001-6725, Card E-009, Block 347, M-L, and ± 0.12 Acres.

Reference is made to an EPB Memo, dated August 12, 2015.

In Attendance: None

Discussion: Mr. Stone acknowledged to the receipt of a letter from Derek E. Daunais, P.E., Rocco V. D'Andrea, Inc., requesting an extension of the effective period of EPB Permit No. 1112. Staff Member Talamelli confirmed that the request has been submitted in accordance with Section 7.4 of the Regulations, that there were no reported violations on the property, that conditions have not changed as to warrant a reevaluation, and that the permit were routinely and legally issued. Accordingly, it was recommended that the Board approve the extension request for a period of one (1) year until September 26, 2015.

Motion/Vote: Upon a motion by Board Member Shemitz, the Board voted to **EXTEND** the effective period of EPB Permit No. 1112 for a period of one (1) year until September 26, 2015.

In Favor: Stone, Levine, Shemitz, Spaulding, and Bowler
Opposed: None

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Abstaining: None
Not Voting: None

#1120 – 371 Taconic Road – Lot 25 – T. Milone, P.E., Redniss and Mead, Inc. for V. and E. Loganchuk:

To install a new fence, stone wall and other related features in and/or proximate to wetlands situated in the drinking water supply watershed of the Mianus River. The subject property lies along the west side of Taconic Road, approximately 2300 feet north of Farms Road, and is identified as Lot 25, List 002-2397, Card W-3, Block 400, Zone RA-3, and ± 4.101 Acres (± 0.487 Acres within the City of Stamford).

Reference is made to an EPB Memo, dated August 12, 2015.

In Attendance: None

Discussion: Mr. Stone acknowledged to the receipt of a letter from Teodoro Milone, P.E., Redniss and Mead, requesting an extension of the effective period of EPB Permit No. 1120. Staff Member Fausty confirmed that the request has been submitted in accordance with Section 7.4 of the Regulations, that there were no reported violations on the property, that conditions have not changed as to warrant a reevaluation, and that the permit were routinely and legally issued. Accordingly, it was recommended that the Board approve the extension request for a period of one (1) year until September 23, 2016.

Motion/Vote: Upon a motion by Board Member Spaulding, the Board voted to **EXTEND** the effective period of EPB Permit No. 1120 for a period of one (1) year until September 23, 2016.

In Favor: Stone, Levine, Shemitz, Spaulding, and Bowler
Opposed: None
Abstaining: None
Not Voting: None

ADJOURN:

Adjourn the Regular Meeting of August 20, 2015.

There being no further business, the Board, upon a motion by Mr. Levine, voted to **ADJOURN** the Regular Meeting of August 20, 2015.

In Favor: Stone, Levine, Shemitz, Spaulding, and Bowler
Opposed: None
Abstaining: None
Not Voting: None

Meeting adjourned at 8:05 PM.

Gary H. Stone, Chairman
Environmental Protection Board

Meeting Minutes Assembled from Notes Prepared By Richard Talamelli, Environmental Planner